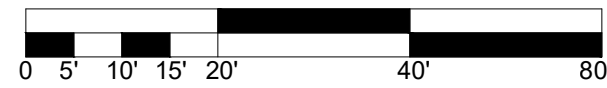
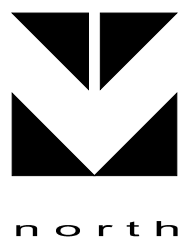


SITE PLAN - PHASE II



SCALE: 1" = 20'-0" 1



CLIENT
WILSON AUTOMOTIVE
1400 N TUSTIN STREET
ORANGE, CA 92665

ARCHITECT
STUDIO IV ARCHITECTS
25691 ATLANTIC OCEAN DRIVE, SUITE B-12
LAKE FOREST, CA 92630
PHONE: (949) 598-5544
FAX: (949) 598-0054
MR FRANZ NALEZNY
E-MAIL: FN.S4@SBCGLOBAL.NET
MR KEITH WHITE
E-MAIL: KW.S4@SBCGLOBAL.NET

CIVIL
THIENES ENGINEERING
14348 FIRESTONE BLVD
LA MIRADA, CA 90638
PHONE: (714) 521-4811
FAX: (714) 521-4173
REINHARD STENZEL
E-MAIL: REINHARD@THIENES.COM

PROPERTY OWNER
ST. PAUL'S LUTHERAN CHURCH
ORANGE, CA 92665

ASSESSOR'S PARCEL NUMBER:

LOT NUMBER: A PORTION OF LOT 25, TRACT 463

LOT SIZE: 49,186 SQ FT

GENERAL PLAN LAND USE: (LMDR) Low-Medium Residential

PARKING SPACES PROVIDED:

ACCESSORY SPACES 174 SPACES

- 6'-0" HIGH STEEL TUBE FENCE WITH FIRE DEPARTMENT KNOX LOCK
- PROPOSED 15-FOOT LANDSCAPE SETBACK
- PROPERTY LINE
- PARKING LOT 4" WIDE PAINTED STRIPING - WHITE
- NEW A C PAVING
- NEW LIGHT POLE W/ CONCRETE BASE - SEE DETAIL 3A
- PROPOSED 8'-0" LANDSCAPE SETBACK
- ROLLING GATE TO MATCH STEEL TUBE FENCE
- 4'-0" WIDE FIRE ACCESS GATE TO MATCH STEEL TUBE FENCE WITH FIRE DEPARTMENT KNOX LOCK
- 6" CONCRETE CURB
- EXISTING ACCESS APRON
- EXISTING SIDEWALK
- EXISTING CURB
- NEW 5' CONCRETE ACCESS WALKWAY
- PROPOSED ELEC PANEL LOCATION FOR IRRIGATION AND LIGHTING - FINAL LOCATION PENDING REVIEW WITH SCE
- EXISTING CITY FIRE HYDRANT PER WATER DISTRICT MAP
- NEW STREET LIGHTING PER CITY OF ORANGE STANDARDS
- EXISTING STREET LIGHTS
- STORM WATER FILTRATION BASIN - SEE CIVIL FOR INFO
- NEW 6" HIGH PRECISION CUT MASONRY WALL
- ILLUMINATED SITE ADDRESS TO BE MOUNTED ON FENCE & ADJACENT TO STRIKE SIDE OF GATE
- ACCESS PATHWAY TO FREE AND CLEAR AREA
- EXISTING FENCE TO BE DEMOLISHED AS PART OF NEW CONSTRUCTION

KEYNOTES

OWNER/CONSULTANTS

TABULATIONS

LIGHT POLE BASE

PERIMETER FENCE

STUDIO IV
INCORPORATED
25691 ATLANTIC OCEAN DRIVE, SUITE B-12
LAKE FOREST, CA 92630
Ph: (949) 598-5544 Fax: (949) 598-0054
Email: fn.s4@sbcglobal.net
Franz J. Nalezny - Architect - C 2011

LICENCED ARCHITECT
FRANZ J. NALEZNY
No. C-20111
REN: 10-31-17
STATE OF CALIFORNIA

Revision:
Planning Resubmittal
05-26-20 Ping. response

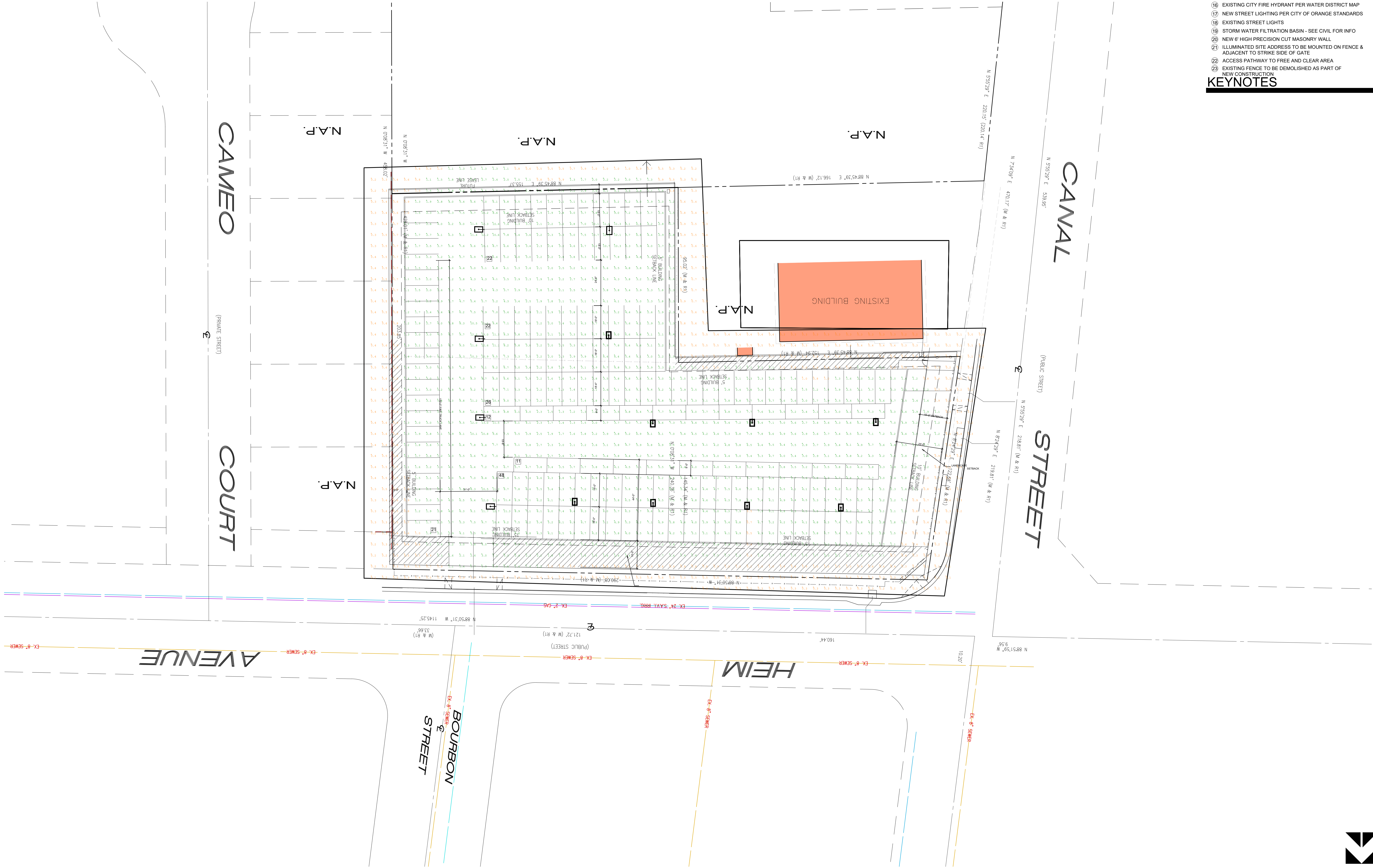
NOT FOR CONSTRUCTION
THESE PLANS ARE CURRENTLY UNDER AGENCY REVIEW
AND HAVE NOT BEEN COMPLETED TO THE FINAL
DESIGN. ANY CHANGES TO THESE PLANS WILL BE
COORDINATED WITH THE AGENCY AND THE CLIENT.
NO CONSTRUCTION SHALL BE PERMITTED BASED ON THESE PLANS.

Ford

For: VILLA FORD
2550 NORTH TUSTIN STREET
ORANGE CA 92865

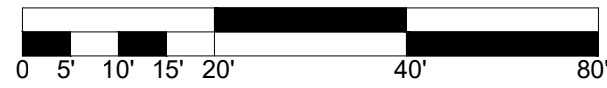
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Plot Date: 2-28-20

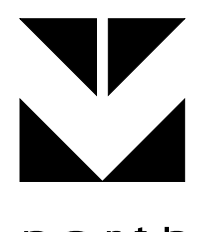


- 1 6'-0" HIGH STEEL TUBE FENCE WITH FIRE DEPARTMENT KNOX LOCK
- 2 PROPOSED 15-FOOT LANDSCAPE SETBACK
- 3 PROPERTY LINE
- 4 PARKING LOT 4" WIDE PAINTED STRIPING - WHITE
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- 15 PROPOSED ELEC PANEL LOCATION FOR IRRIGATION AND LIGHTING - FINAL LOCATION PENDING REVIEW WITH SCE
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- 22 ACCESS PATHWAY TO FREE AND CLEAR AREA
- 23 EXISTING FENCE TO BE DEMOLISHED AS PART OF NEW CONSTRUCTION

KEYNOTES



SCALE: 1" = 20'-0" 1



PHOTOMETRIC PLAN

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Sheet No: A1.2
Rev No:
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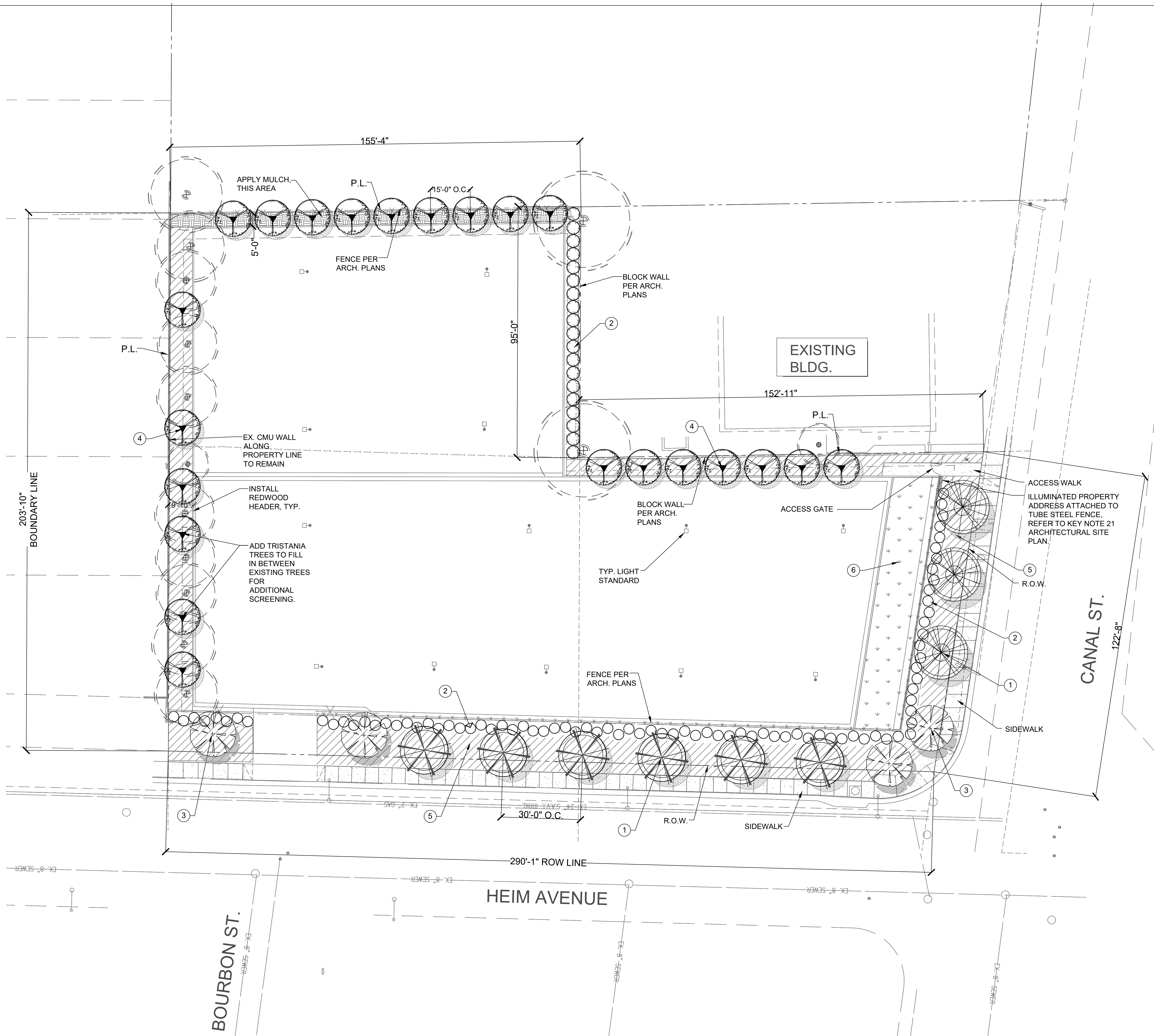
For: VILLA FORD
2550 NORTH TUSTIN STREET
ORANGE CA 92865

NOT FOR CONSTRUCTION

THESE PLANS ARE PRELIMINARY. A FINAL REVIEW AND APPROVAL BY THE ARCHITECT IS REQUIRED BEFORE CONSTRUCTION. ANY CHANGES TO THE PLANS MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

STUDIO IV
2569 ATLANTIC OCEAN DRIVE, SUITE B12
LAKE FOREST, CA 92630
Ph: (949) 598-9444 Fax: (949) 598-0054
Email: rae4@studioiv.net
Franz J. Nalezy - Architect - C 2011

LICENSED ARCHITECT
FRANZ J. NALEZY
No. C-20111
REN: 10-31-17
STATE OF CALIFORNIA



REQUIRED TREES DATA

TOTAL LINEAR FEET OF PROPERTY PERIMETER = 1,020 L.F.
TOTAL NUMBER OF REQUIRED SCREEN TREES = 28
TOTAL NUMBER OF PROPOSED TREES PROVIDED = 31

TREE SIZING DATA

TOTAL NUMBER OF TREES PROPOSED = 35
25% MIN. OF TREES TO BE 24" BOX OR GREATER = 9 TREES OR MORE
TOTAL NUMBER OF TREES 24" BOX OR GREATER REQUIRED = 9 TREES OR MORE
TOTAL NUMBER OF 24" BOX TREES PROVIDED = 13 TREES PROVIDED

DESIGN KEY NOTES:

1. NEW STREET TREE PER LEGEND.
2. MEANDERING SCREEN TREES & SHRUB ALONG STREET.
3. FOCAL FLOWERING ACCENT TREES AT STREET CORNER.
4. EVERGREEN SCREEN TREE PER LEGEND.
5. DROUGHT TOLERANT GROUND COVER AND SHRUB MASSES PER LEGEND.
6. PROPOSED INFILTRATION BASIN PLANTED WITH CAREX, NATURAL GRASSES FOR FILTRATION.

PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	NEW STREET TREE ALONG HEIM AVE. @ 30'-0" O.C. CINNAMOMUM CAMPHORA, CAMPHOR TREE 24" BOX SIZE.	6	L
	NEW STREET TREE ALONG CANAL STREET @ 30'-0" O.C. KOELREUTERIA BIPINNATA, CHINESE FLAME TREE 24" BOX SIZE.	3	M
	FLOWERING ACCENT TREE LAGERSTROEMIA I. 'WATERMELON RED', CRAPE MYRTLE 24" BOX SIZE.	4	M
	PERIMETER SCREEN TREE TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE.	22	M

SHRUBS - SHRUBS SHALL BE CHOSEN FROM THE FOLLOWING:

SYMBOL	SHRUB NAME	WUCOLS
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE	L

GROUND COVER AND SHRUB MASSES

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 30" O.C.	L
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 36" O.C.	L
	SALVIA CLEVELANDII, CLEVELAND SAGE 5 GAL. SIZE @ 48" O.C.	L
	MUHLENBERGIA DUBIA, PINE MUHLY 1 GAL. SIZE @ 30" O.C.	L
	PROPOSED INFILTRATION BASIN 50% TO BE CAREX PRAEGRACILIS, CA MEADOW SEDGE 1 GAL. @ 24" O.C. 50% TO BE CHONDRAPETALUM TECTORUM 1 GAL. 36" O.C.	M

CONCEPTUAL PLAN NOTE:

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.
- ALL EXISTING TREES ON-SITE ARE TO REMAIN. ANY DAMAGED OR DYING TREES AS A RESULT OF NEW CONSTRUCTION WILL BE REPLACED.
- LANDSCAPE WILL BE MAINTAINED BY OWNER TO COMPLY THE CITY'S MUNICIPAL CODE REGARDING SCREENING.
- LANDSCAPE WILL BE MAINTAINED TO CODE BY OWNER FOR VISIBILITY FOR POLICE.

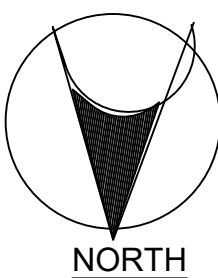
IRRIGATION NOTE:

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

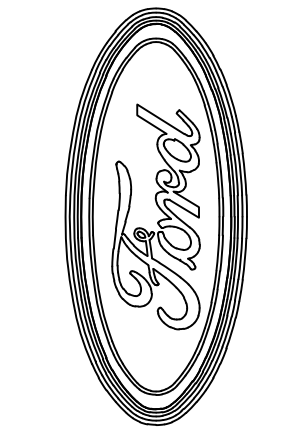
WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS



0 16' 32' 48'
SCALE: 1/16" = 1'-0"



CONCEPTUAL LANDSCAPE PLAN

NOT FOR CONSTRUCTION

VILLA FORD PARKING

2550 NORTH TUSTIN STREET
ORANGE CA 92865

Project: Drawn: AP
Checked: LR
Approved:
File:
Date: 12-14-20
Scale:

Sheet No:
L-1
of
Rev No:
Plot Date:

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GRADING NOTES

1. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO BEGINNING ANY GRADING OR CONSTRUCTION. CALL CITY INSPECTOR 714-744-5526 TO ARRANGE MEETING TIME.
2. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ORANGE MANUAL OF GRADING AND STANDARD PLANS AND SPECIFICATIONS (AVAILABLE ON CITY WEBSITE OR AT THE ENGINEERING OFFICE).
3. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ANY ERROR AND/OR OMISSION DISCOVERED DURING THE CONSTRUCTION. ANY SUBSTANTIAL CHANGES TO THE APPROVED GRADING PLAN OCCASIONED BY FIELD CONDITIONS, SITE PLAN CHANGES, ETC. SHALL BE ACCOMPLISHED PRIOR TO FINAL GRADING, AND SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO IMPLEMENTING CHANGES IN THE FIELD.
4. RETAINING WALLS WILL BE REQUIRED WHERE CUTTING OR FILLING ALONG PROPERTY LINES MAY CAUSE DAMAGE, BUT ALWAYS WHERE THE CUT OR FILL EXCEEDS ONE (1) VERTICAL FOOT.
5. FREE STANDING AND RETAILING WALLS SHOWN ON THIS PLAN ARE FOR LOCATION AND ELEVATION CONTOURS ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE STRUCTURAL APPROVAL OF ANY WALLS OR RETAINING DEVICES SHOWN HEREON. A SEPARATE PLAN CHECK AND PERMIT MUST BE OBTAINED FROM THE CITY BUILDING DIVISION BEFORE THE CONSTRUCTION OF ANY WALLS.
6. ALL ON-SITE SLOPES SHALL NOT EXCEED A GRADE OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL (2:1), UNLESS STEEPER SLOPES ARE AUTHORIZED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
7. A GRADING PERMIT MUST BE OBTAINED FROM THE CITY ENGINEERING DIVISION BY THE OWNER, DEVELOPER, OR GENERAL CONTRACTOR PRIOR TO CONDUCTING ANY GRADING, CLEARING, BRUSHING, OR GRUBBING ON NATURAL OR EXISTING GRADE THAT IS PREPARATORY TO GRADING.
8. ALL ROUGH AND FINAL GRADING SHALL BE CERTIFIED TO BE IN COMPLIANCE WITH THE APPROVED GRADING PLAN AND CITY STANDARDS. THESE CERTIFICATIONS SHALL BE IN WRITING TO THE CITY ENGINEER AND SHALL BE SIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, SOILS OR GEOTECHNICAL ENGINEER, AND GRADING CONTRACTOR. THESE CERTIFICATIONS SHALL BE FILED WITH THE CITY PRIOR TO THE RELEASE OF OCCUPANCY.
9. LANDSCAPING AND IRRIGATION PLANS, AS REQUIRED, SHALL BE APPROVED BY THE CITY DEPARTMENT OF COMMUNITY DEVELOPMENT 714-744-7220.
10. PROVIDE STREET TREES AS REQUIRED BY THE CITY. NOTIFY DEPARTMENT OF PUBLIC WORKS, MAINTENANCE DIVISION, 714-532-6480 FOR STREET TREE LOCATION AND PLANTING STANDARDS.
11. ALL FILL ONE (1) FOOT OR GREATER SHALL BE TESTED AND CERTIFIED AS TO RELATIVE COMPACTION.
12. FILL SLOPES THREE (3) FEET OR GREATER IN HEIGHT SHALL BE COMPACTED TO THE FACE. THE SOILS ENGINEER SHALL INCLUDE SLOPE COMPACTION TESTS IN THE FINAL REPORT FOR ROUGH GRADING.
13. ALL UTILITY TRENCH BACKFILLS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE SOILS ENGINEER SHALL PROVIDE WRITTEN APPROVAL OF UTILITY TRENCH BACKFILL PRIOR TO FINAL GRADING RELEASE.
14. ALL FILL SHALL BE COMPACTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE CALIFORNIA BUILDING CODE ADOPTED BY THE CITY OR RESPONSIBLE ENGINEERING RECOMMENDATIONS.
15. IN THE EVENT THE LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, SOILS ENGINEER, OR ENGINEERING GEOLOGIST WHO IS RESPONSIBLE FOR THE PROFESSIONAL SUPERVISION OF THAT PORTION OF THE GRADING WHICH IS WITHIN HIS AREA OF TECHNICAL COMPETENCE IS RELIEVED OF OR OTHERWISE TERMINATES HIS DUTIES PRIOR TO COMPLETION OF THE WORK SHOWN ON THESE PLANS HE SHALL REPORT THIS FACT IN WRITING TO THE CITY ENGINEER WITHIN 48 HOURS OF HIS TERMINATION. PERSON ASSUMING HIS DUTIES SHALL PERFORM ALL INVESTIGATIONS HE DEEM NECESSARY TO APPROVE THE ENTIRE WORK INCLUDING CERTIFYING THAT PREVIOUS REPORTS ARE IN CONFORMANCE WITH CITY GRADING ORDINANCE AND THE GRADING PERMIT. ACCEPTANCE OF THE PROJECT BY THE NEW CONSULTANT SHALL BE MADE IN WRITING TO THE CITY, AND SHALL INCLUDE HIS CERTIFICATION OF ALL WORK PREVIOUSLY ACCOMPLISHED AND HIS RESPONSIBILITY FOR THE REMAINDER OF THE PROJECT.
16. REPAIR OR REPLACE ANY BROKEN OR DETERIORATED ADJACENT PUBLIC INFRASTRUCTURE INCLUDING DAMAGED PUBLIC SIDEWALK, DAMAGED CURB AND GUTTER, AND DAMAGED DRIVEWAY APRONS.
17. ALL UTILITY LINES FROM PUBLIC STREET AND EASEMENT, INCLUDING POWER LINES AND TELECOMMUNICATION LINES SHALL BE CONSTRUCTED UNDERGROUND.
18. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR WORK PERFORMED IN PUBLIC RIGHT-OF-WAY.
19. A SEPARATE HAUL PERMIT IS REQUIRED FOR IMPORT/EXPORT OF EARTH MATERIAL. CONTACT TRAFFIC DIVISION AT 714-744-5536 FOR MORE DETAILS.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 25 OF TRACT NO. 16332, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 844 PAGES 43 THROUGH 46 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: 374-463-25

NOTICE TO CONTRACTOR:

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. THEY MUST OBEY THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND CALIFORNIA STATE INDUSTRIAL RELATIONS "CONSTRUCTION AND SAFETY ORDERS" AND KEEP THE ENGINEER HARMLESS FROM ANY PROBLEMS.

THE CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, THIS CONDITION SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER OR ENGINEER.

REVISIONS:			
NO.	DATE	DESCRIPTION	APPROVED

REVIEWED BY:	RECOMMENDED BY:
DATE	DATE
PLANNING DIVISION	PRINCIPAL CIVIL ENGINEER
REVIEWED FOR COMPLIANCE TO CITY OF ORANGE GRADING ORDINANCE	
DATE	DATE
DEPUTY DIRECTOR/CITY ENGINEER	PUBLIC WORKS DIRECTOR

PLANS PREPARED UNDER THE SUPERVISION OF

Thienes Engineering, Inc.

CIVIL ENGINEERING • LAND SURVEYING

14348 FIRESTONE BOULEVARD
LA BREA, CALIFORNIA 90038
PH(714)521-4811 FAX(714)521-4173

REGISTERED PROFESSIONAL ENGINEER
REINHARD STENZEL
R.C.E. NO. 56155
Exp. 12-31-20

REINHARD STENZEL
R.C.E. 56155 - EXP. 12/31/20

DATE

BENCHMARK:
ORANGE COUNTY BENCHMARK NO. 2J-34-71
FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2J-34-71"
SET IN THE TOP OF A CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF CANAL STREET AND LINCOLN AVENUE, 21 FT. WESTERLY OF THE CENTERLINE OF CANAL STREET AND 77 FT. SOUTHERLY OF THE CENTERLINE OF LINCOLN. MONUMENT IS SET LEVEL WITH THE TOP OF THE CURB.

ELEVATION = 254.524' (NAD '88 / ADJ. 1992)

PRECISE GRADING PLAN

FOR

SEC HEIM AVE AND CANAL ST

VILLA FORD PARKING

PREPARED FOR:

THE WILSON AUTO GROUP

1400 NORTH TUSTIN AVENUE
ORANGE, CA 92867
PHONE: (949)-388-3008

Sheet **1** of **4** Sheets

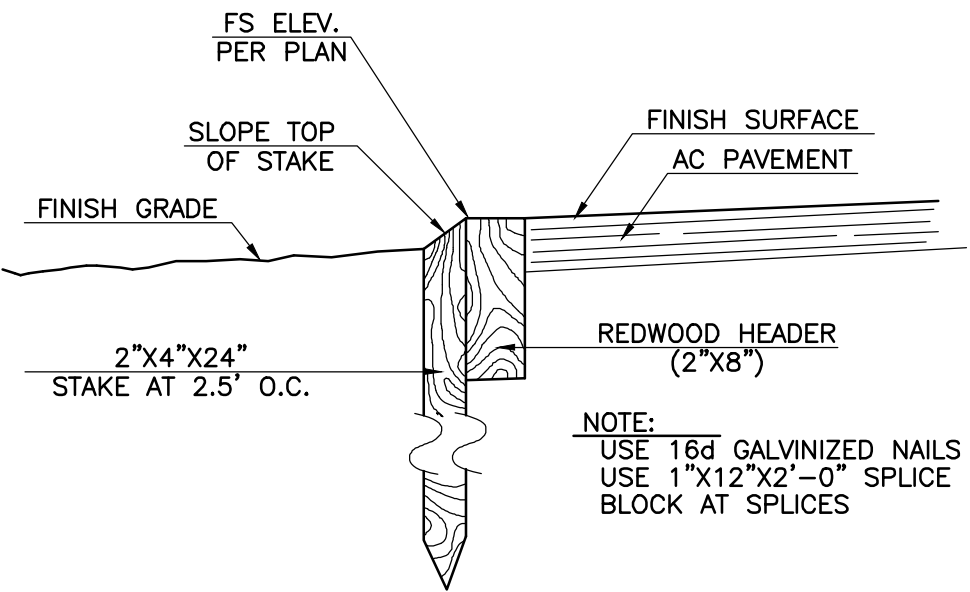
PRECISE GRADING PLAN

VILLA FORD PARKING

SEC HEIM AVE AND N. CANAL ST

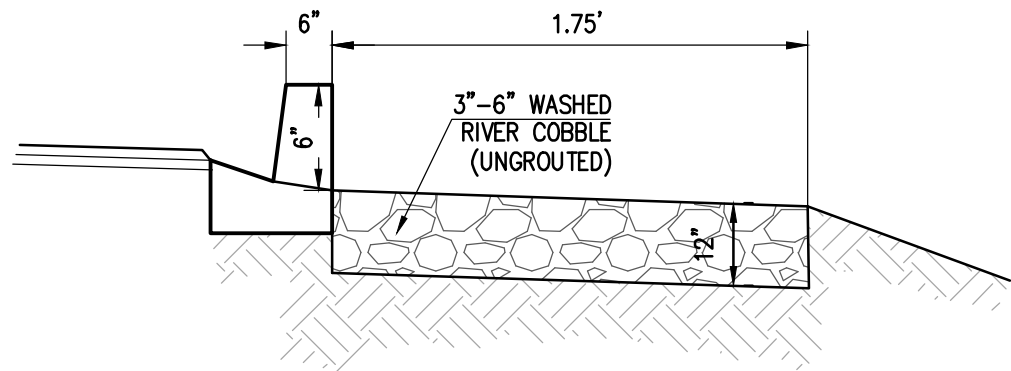
ORANGE, CALIFORNIA.

ABBREVIATIONS :			
R	-PROPERTY LINE	C.B.	-CATCH BASIN
R/W	-RIGHT OF WAY	R=	-RATE OF GRADE
C	-CENTERLINE	B.C.R.	-BEGINNING OF CURVE
ARCH.	-ARCHITECTURAL	E.C.R.	-END OF CURVE
T.C.	-TOP OF CURB	L.P.	-LOW POINT
F.L.	-FLOW LINE	S.W.	-STEM WALL
F.S.	-FINISH SURFACE	T.O.P.	-TOP OF PIPE
T.S.	-TOP OF CONCRETE SLAB	B.O.P.	-BOTTOM OF PIPE
H.P.	-HIGH POINT	R	-RATE OF GRADE
F.F.	-FINISH FLOOR	T.F.	-TOP OF FOOTING
R.D.	-ROOF DRAIN	T.W.	-TOP OF WALL
R.C.P.	-REINFORCED CONCRETE PIPE	C.M.B.	-CRUSHED MISC. BASE
INV.	-INVERT	S.F.	-SQUARE FEET
S =	-SLOPE	E	-EXISTING ELEVATION
F.G.	-FINISH GRADE	B.O.W.	-BOTTOM OF WALL
S.D.	-STORM DRAIN	T.G.	-TOP OF GRATE
T.R.	-TOP OF RAIL	N.G.	-NATURAL GRADE
ST.LT.	-STREET LIGHT	TOP	-TOP OF SLOPE
G.B.	-GRADE BREAK	TOE	-TOE OF SLOPE
H.P.	-HIGH POINT	E.P.	-EDGE OF PAVEMENT
H.	-HEIGHT OF RETAINING	A.C.	-ASPHALT CONCRETE
C.F.	-CURB FACE	C.L.F.	-CHAIN LINK FENCE
B.W.	-BACK OF WALK	CONC.	-CONCRETE
L.S.	-LANDSCAPING	PKWY DRAIN	-PARKWAY DRAIN
A.B.	-AGGREGATE BASE	H.C.	-HANDICAP
P.V.C.	-POLYVINYLCHLORIDE	EXIST.	-EXISTING
C.I.P.	-CAST IRON PIPE	TRANS PAD	-TRANSFORMER PAD
F.H.	-FIRE HYDRANT	BLDG	-BUILDING
P.P.	-POWER POLE	M.H.	-MANHOLE
	-RETAINING WALL	T.B.	-TOP OF BERM
	-PROPOSED CONTOUR	(100)	-EXIST. CONTOUR
A.P.W.A.	-BOUNDARY LINE		-LIMIT OF GRADING
B.F.	-AMERICAN PUBLIC WORKS ASSOCIATION		-EXISTING VAPOR EXTRACTION WELL
	-BOTTOM OF FOOTING		-CUT/FILL LINE



REDWOOD HEADER DETAIL:

N.T.S.

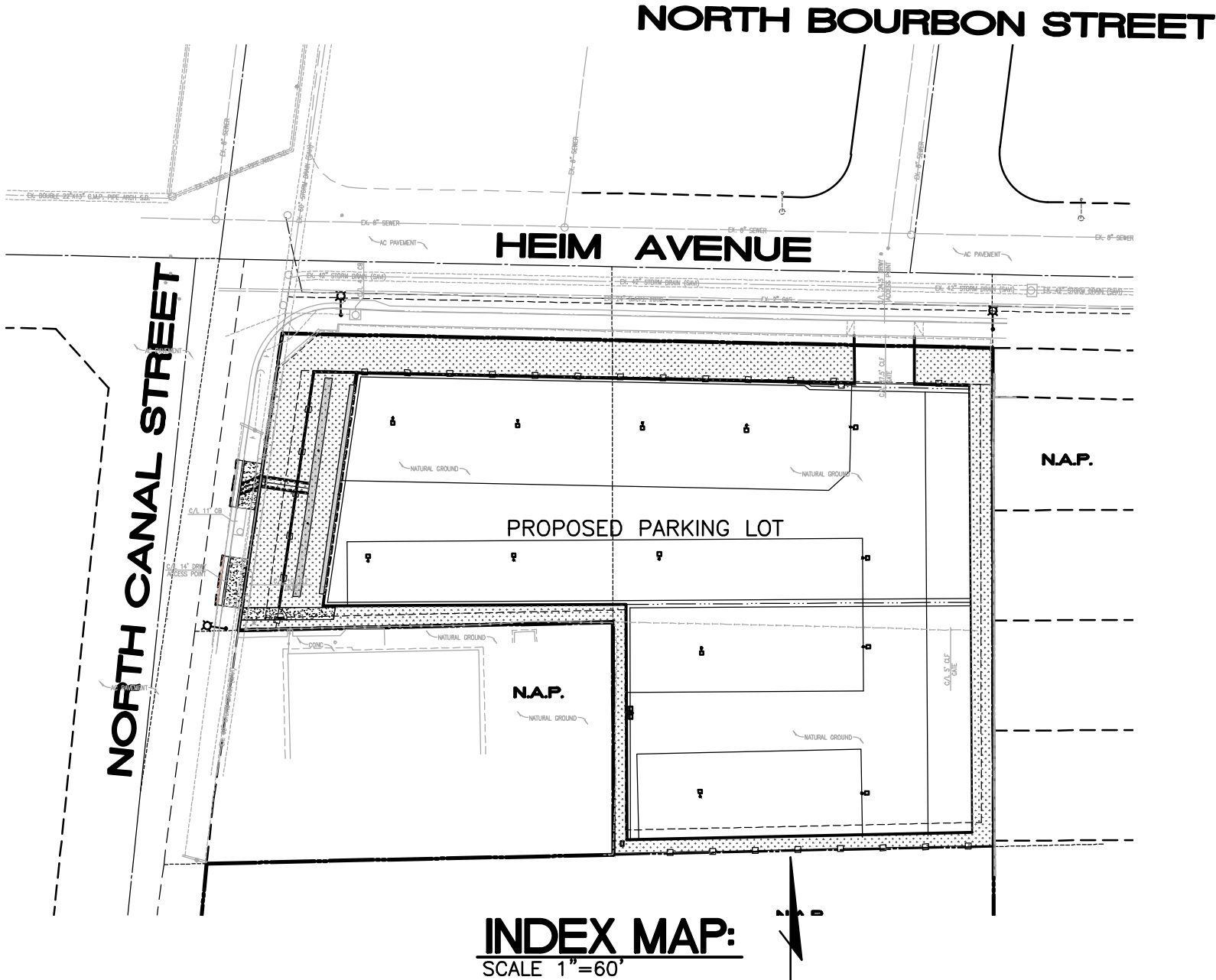


ENERGY DISSIPATOR

N.T.S.

24

25



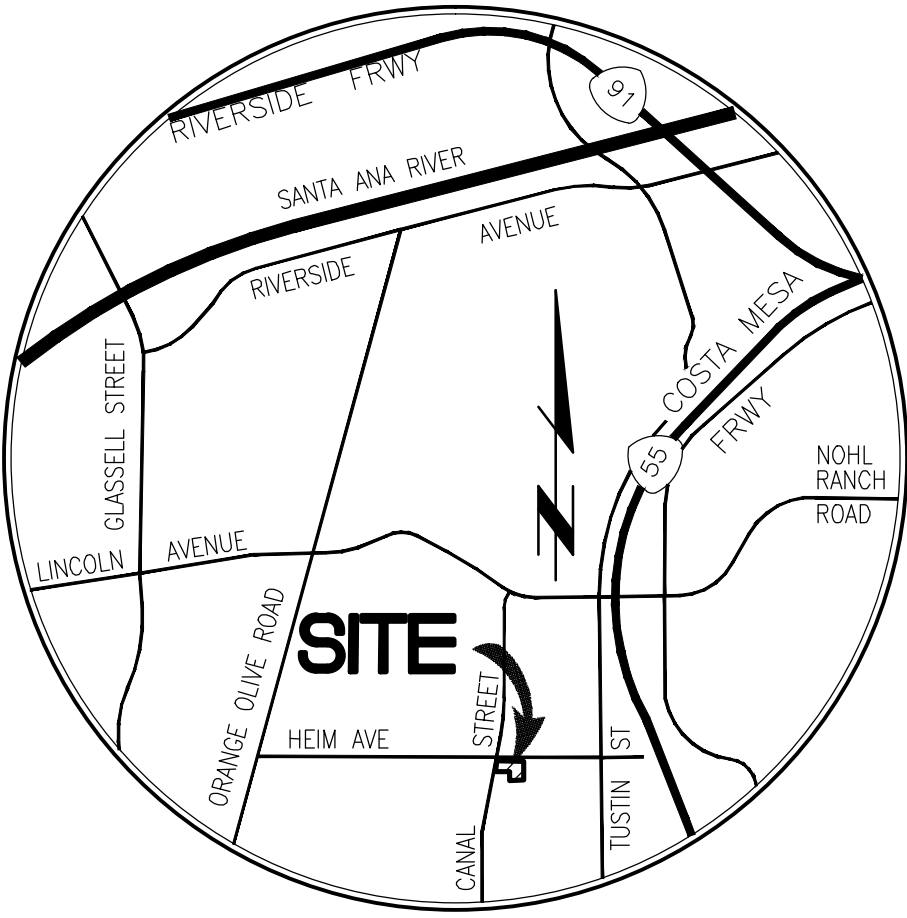
INDEX MAP:

SCALE 1"=60'

EARTHWORK BALANCE CALCULATIONS		1/30/2020	
PROJECT:			
JOB#	JN 3768-VILLA FORD PARKING	QUANTITY	UNITS
	SITE AREA:	49.074	SF
	SUBSIDENCE FACTOR:	0.050	
	SHRINKAGE FACTOR:	10.0	%
	SITE STRIPPING FACTOR:	0.1	
	OVEREXCAVATION:	1.818	CY
A	CALCULATED CUT:	1.359	CY
B	TOTAL CUT: (A)	1.359	CY
D	CALCULATED FILL:	4	CY
E	SUBSIDENCE: (LxK)/27=	91	CY
F	SHRINKAGE: (M/100)C=	136	CY
G	SITE STRIPPING	182	CY
H	LANDSCAPE	301	CY
I	OVEREXCAVATION SHRINKAGE	182	CY
J	TOTAL FILL: (D+E+F+G+H+I)=	896	CY
	TOTAL (IMPORT) OR EXPORT:	463	CY
	SITE ADJUSTMENT	0.25	

CONSTRUCTION NOTES:

- CONSTRUCT 6" CURB AND GUTTER PER CITY OF ORANGE PUBLIC WORKS STANDARD PLAN NO. 128
- CONSTRUCT 3' WIDE CONCRETE VALLEY GUTTER PER CITY OF ORANGE PUBLIC WORKS STD PLAN NO. 127
- CONSTRUCT CURB PARKWAY CULVERT (TYPE B), S=3', PER CITY OF ORANGE PUBLIC WORKS STD PLAN NO. 310 AND 312
- CONSTRUCT INFILTRATION TRENCH PER DETAIL ON SHEET 2
- CONSTRUCT 3" AC" OVER 7" AB PER SOILS REPORT (T.I.=4.0)
- CONSTRUCT FENCE PER ARCHITECTURAL PLANS
- CONSTRUCT GATE PER ARCHITECTURAL PLANS
- CONSTRUCT WALKWAY PER ARCHITECTURAL PLANS
- CONSTRUCT LOT LIGHT PER ARCHITECTURAL PLANS
- LANDSCAPE PER SEPARATE LANDSCAPE PLANS
- REMOVE EXISTING DRIVEWAY
- CONSTRUCT SIDEWALK PER CITY OF ORANGE PUBLIC WORKS STANDARD PLAN NO. 118
- SAWCUT AND REMOVE EXISTING AC PAVEMENT
- CONSTRUCT FULL DEPTH AC PAVEMENT
- REMOVE EXISTING FENCE
- CONSTRUCT 6" CURB PER CITY OF ORANGE PUBLIC WORKS STANDARD PLAN NO. 128
- CONSTRUCT 8" CURB AND GUTTER (TYPE A) PER CITY OF ORANGE PUBLIC WORKS STD PLAN NO. 117
- CONSTRUCT 6" CURB AND GUTTER PER CITY OF ORANGE PUBLIC WORKS STANDARD PLAN NO. 128 WITH 4" WIDE OPENING EVERY 16" O.C.
- CONSTRUCT VARIABLE HT CURB AND GUTTER (TYPE A) TRANSITION PER CITY OF ORANGE PUBLIC WORKS STD. PLAN 117
- CONSTRUCT 6FT (MIN.) HIGH BLOCK WALL PER ARCHITECTURAL PLANS.
- CONSTRUCT 3.5" AC" OVER 10" AB FOR FIRE ACCESS ROAD PER SOILS REPORT (T.I.=5.0)
- IRRIGATED TURF GRASS (PRETREATMENT ONLY). SEE INFILTRATION TRENCH DETAIL ON SHEET 2.
- OBSERVATION WELL WITH LOCKABLE ABOVE-GROUND CAP PER INFILTRATION TRENCH DETAIL ON SHEET 2.
- CONSTRUCT REDWOOD HEADER PER DETAIL ON SHEET 1.
- CONSTRUCT 12" THICK ENERGY DISSIPATORS AT EVERY CURB OPENING PER DETAIL ON SHEET 1.



VICINITY MAP

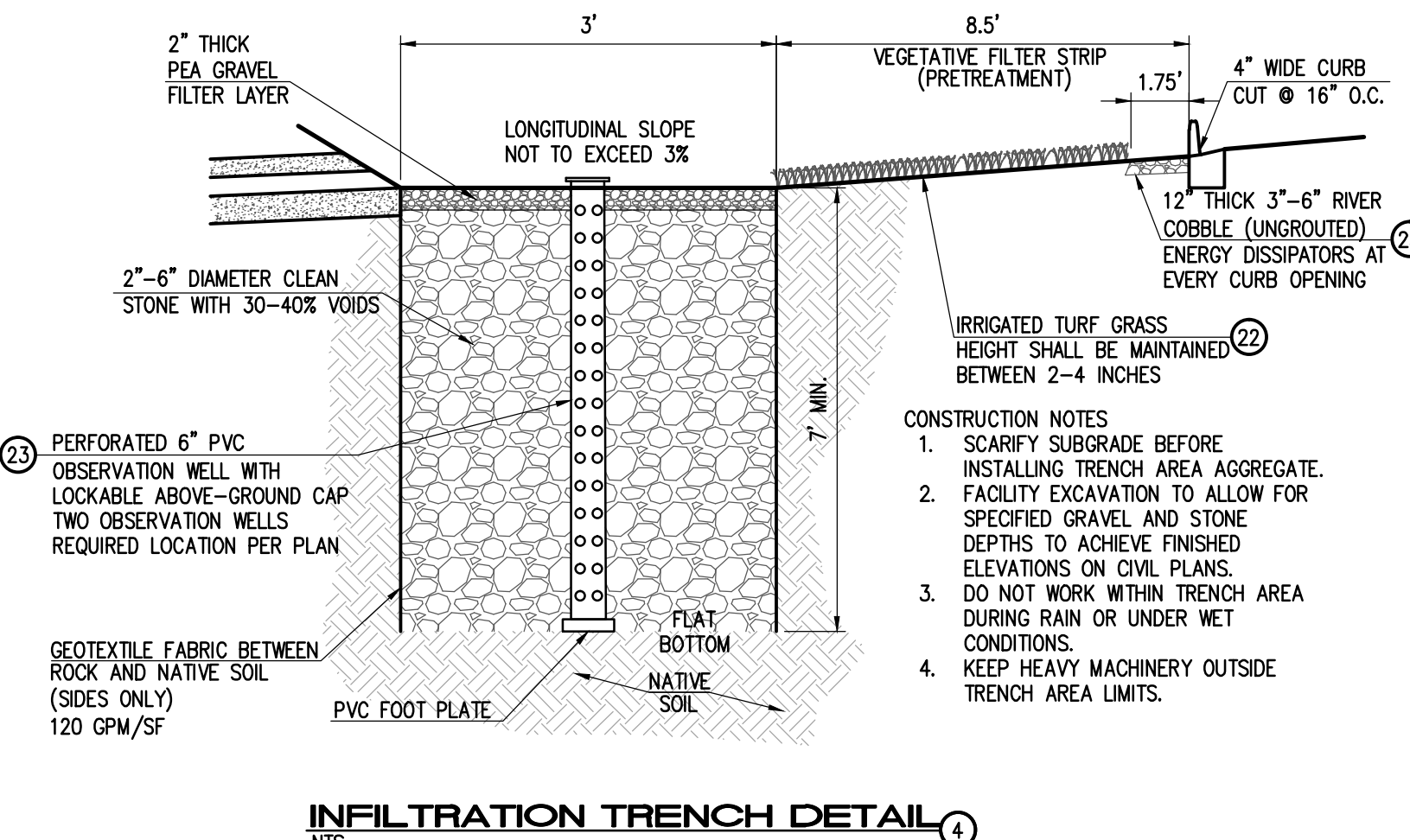
N.T.S.

SHEET INDEX	
NO.(S)	DESCRIPTION
1	TITLE SHEET (THIS SHEET)
2	PRECISE GRADING PLANS
3	DIMENSION CONTROL PLAN
4	EROSION CONTROL PLAN

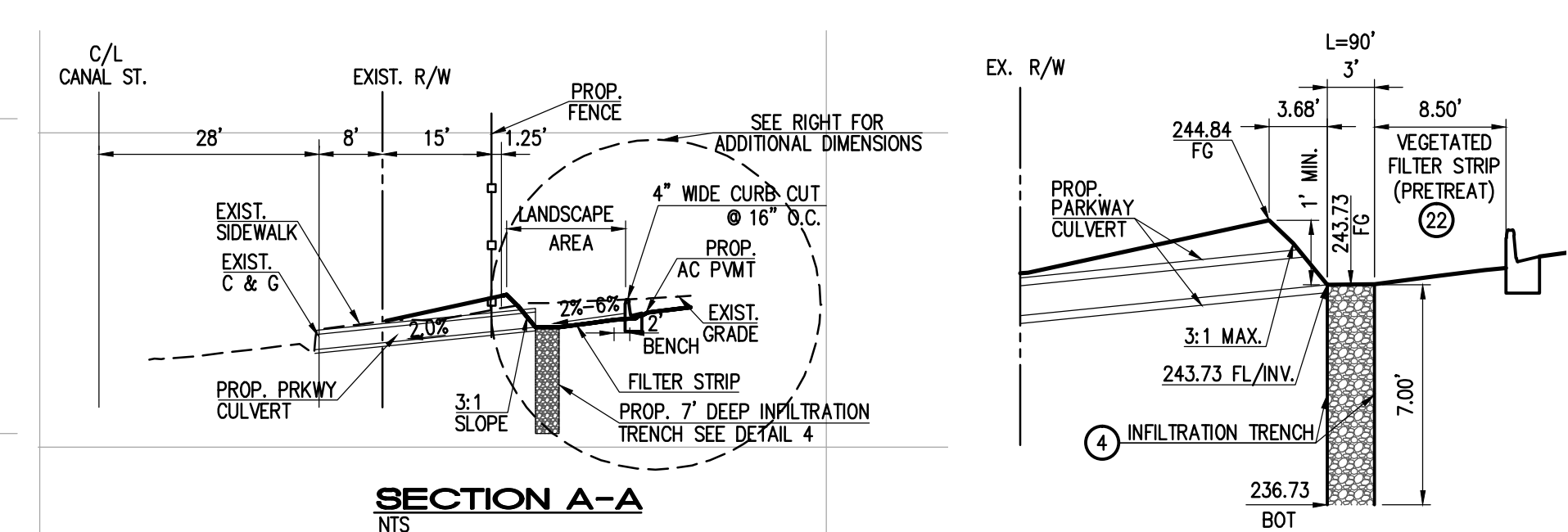
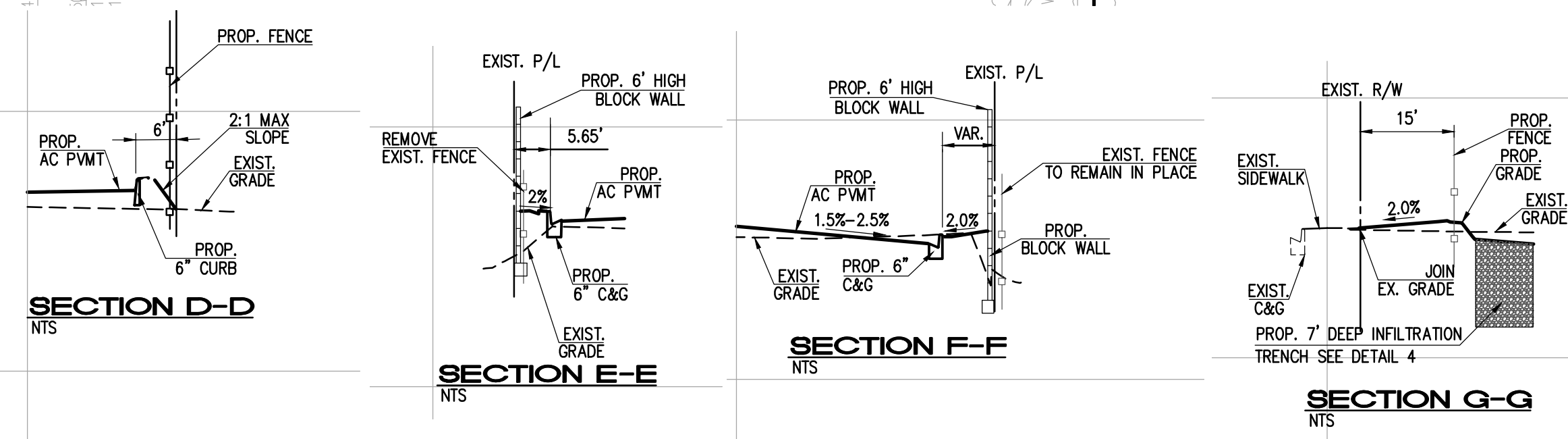
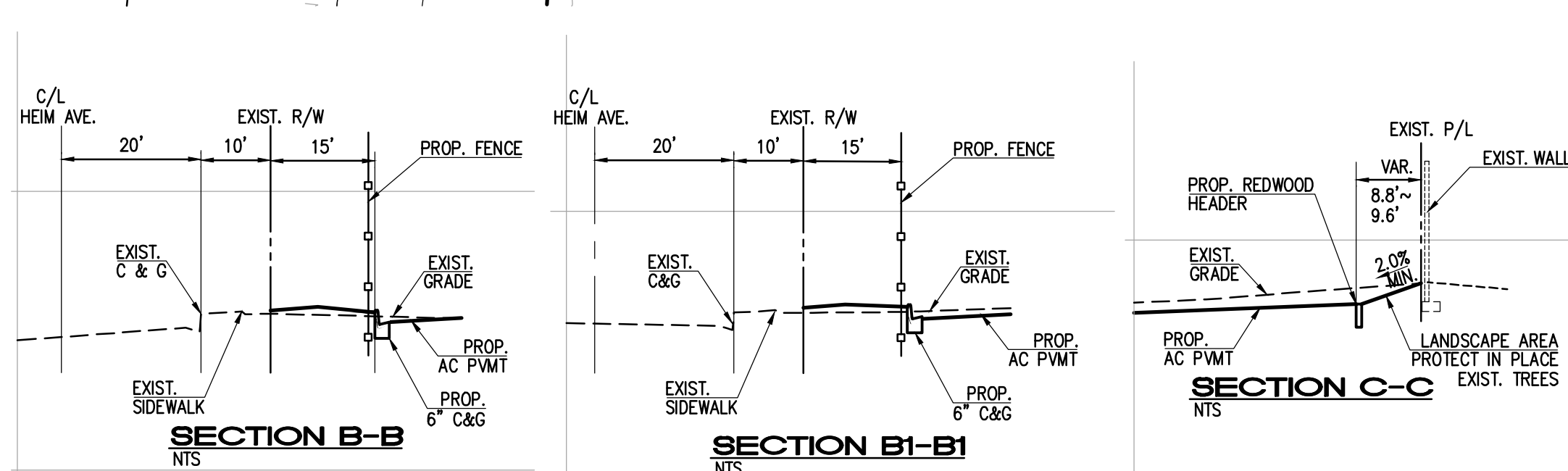
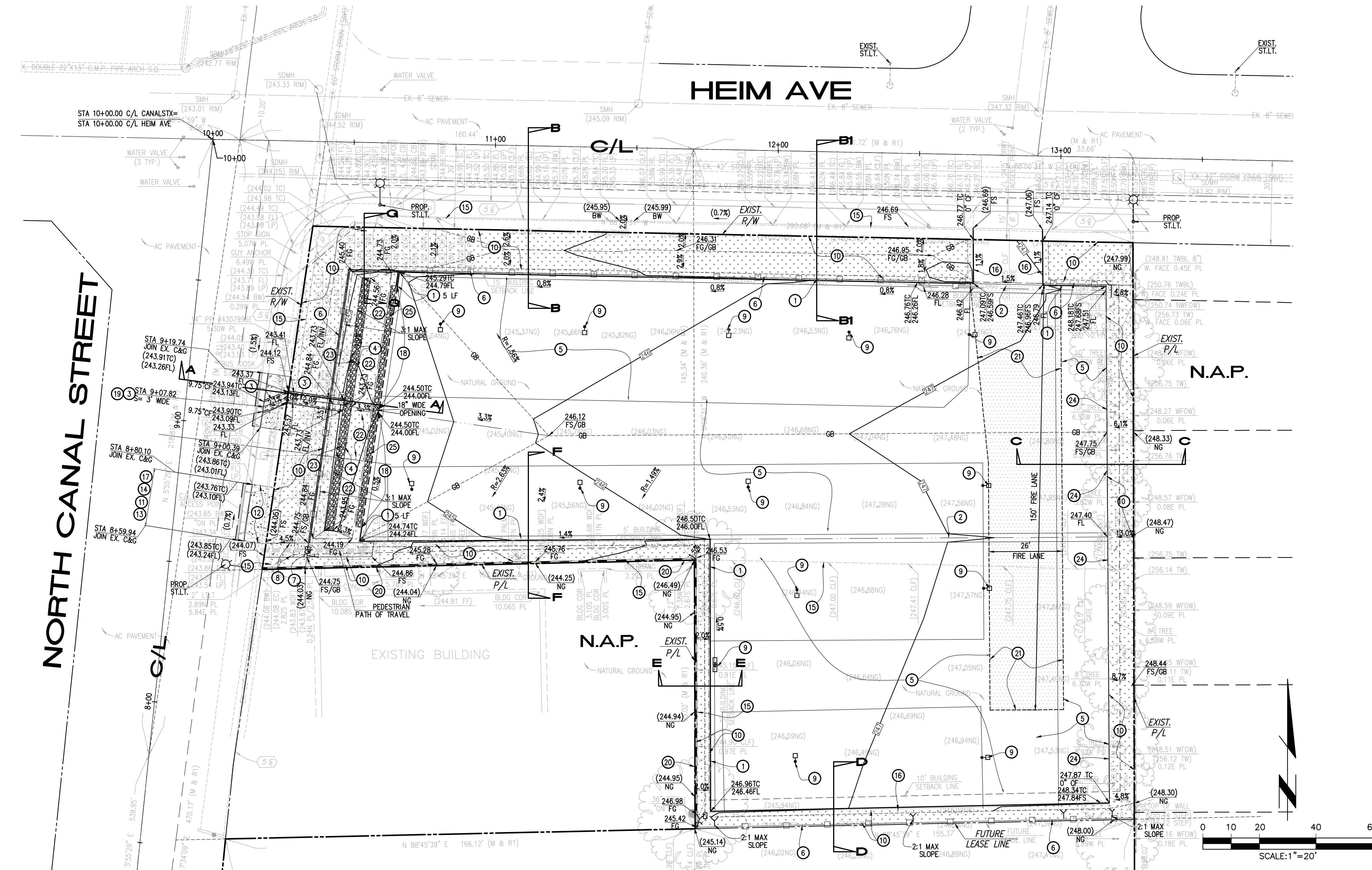
NORTH BOURBAN STREET

CONSTRUCTION NOTES:

- 1 — CONSTRUCT 6" CURB AND GUTTER PER CITY OF ORANGE PUBLIC WORKS STANDARD PLAN NO. 128
- 2 — CONSTRUCT 3' WIDE CONCRETE VALLEY GUTTER PER CITY OF ORANGE PUBLIC WORKS STD PLAN NO. 127
- 3 — CONSTRUCT CURB PARKWAY CULVERT (TYPE B), S=3', PER CITY OF ORANGE PUBLIC WORKS STD PLAN NO. 310 AND 312
- 4 — CONSTRUCT INFILTRATION TRENCH PER DETAIL ON SHEET 2
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- 7 — CONSTRUCT GATE PER ARCHITECTURAL PLANS
- 8 — CONSTRUCT WALKWAY PER ARCHITECTURAL PLANS
- 9 — CONSTRUCT LOT LIGHT PER ARCHITECTURAL PLANS
- 10 — LANDSCAPE PER SEPARATE LANDSCAPE PLANS
- 11 — REMOVE EXISTING DRIVEWAY
- 12 — CONSTRUCT SIDEWALK PER CITY OF ORANGE PUBLIC WORKS STANDARD PLAN NO. 118
- 13 — SAWCUT AND REMOVE EXISTING AC PAVEMENT
- 14 — CONSTRUCT FULL DEPTH AC PAVEMENT
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- 16 — CONSTRUCT 6" CURB PER CITY OF ORANGE PUBLIC WORKS STANDARD PLAN NO. 128
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- 18 — CONSTRUCT 6" CURB AND GUTTER PER CITY OF ORANGE PUBLIC WORKS STANDARD PLAN NO. 128
WITH 4" WIDE OPENING EVERY 16' O.C.
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- 22 — IRRIGATED TURF GRASS (PRETREATMENT ONLY). SEE INFILTRATION TRENCH DETAIL ON SHEET 2.
- 23 — OBSERVATION WELL WITH LOCKABLE ABOVE-GROUND CAP PER INFILTRATION TRENCH DETAIL ON SHEET 2.
- 24 — CONSTRUCT REDWOOD HEADER PER DETAIL ON SHEET 1.
- 25 — CONSTRUCT 12" THICK ENERGY DISSIPATORS AT EVERY CURB OPENING PER DETAIL ON SHEET 1.

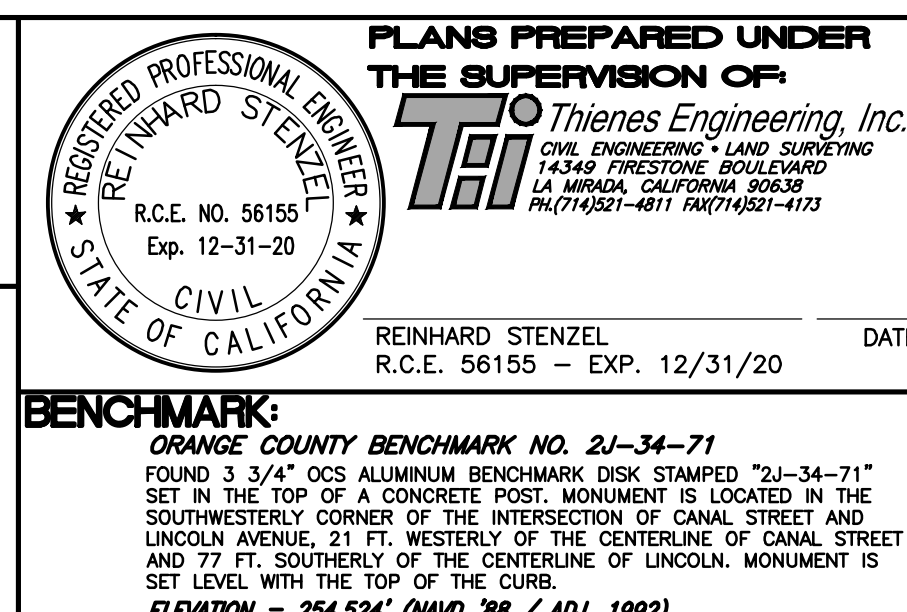


INFILTRATION TRENCH DETAIL



REVISIONS:			
NO.	DATE	DESCRIPTION	APPROVED

REVIEWED BY:		RECOMMENDED BY:	
DATE	PLANNING DIVISION	DATE	PRINCIPAL CIVIL ENGINEER
REVIEWED FOR COMPLIANCE TO CITY OF ORANGE GRADING ORDINANCE			
DATE	DEPUTY DIRECTOR/CITY ENGINEER	DATE	PUBLIC WORKS DIRECTOR



<p>PRECISE GRADING PLAN <i>FOR</i> SEC HEIM AVE AND CANAL ST VILLA FORD PARKING</p>
<p>PREPARED FOR: <i>THE WILSON AUTO GROUP</i> 1400 NORTH TUSTIN AVENUE ORANGE, CA 92867 PHONE: (949)-388-3008</p>
<p>Sheet 2 of 4 Sheets</p>

NORTH CANAL STREET

NORTH BOURBAN STREET

HEIM AVE

PROPOSED PARKING LOT

N.A.P.

EXISTING BUILDING

N.A.P.

REVISIONS:			
NO.	DATE	DESCRIPTION	APPROVED

REVIEWED BY:	RECOMMENDED BY:
DATE	DATE
PLANNING DIVISION	PRINCIPAL CIVIL ENGINEER
REVIEWED FOR COMPLIANCE TO CITY OF ORANGE GRADING ORDINANCE	
DATE	DATE
DEPUTY DIRECTOR/CITY ENGINEER	PUBLIC WORKS DIRECTOR

REVIEWED BY:	RECOMMENDED BY:
DATE	DATE
PLANNING DIVISION	PRINCIPAL CIVIL ENGINEER
REVIEWED FOR COMPLIANCE TO CITY OF ORANGE GRADING ORDINANCE	
DATE	DATE
DEPUTY DIRECTOR/CITY ENGINEER	PUBLIC WORKS DIRECTOR



PLANS PREPARED UNDER
THE SUPERVISION OF
THIENES ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA BREA, CALIFORNIA 90038
PH: (714) 921-4811 FAX: (714) 921-4173

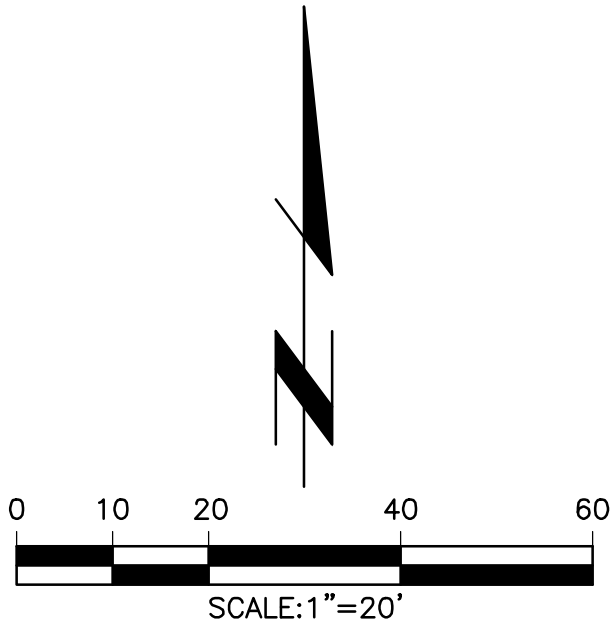
REINHARD STENZEL
R.C.E. 56155 - EXP. 12/31/20

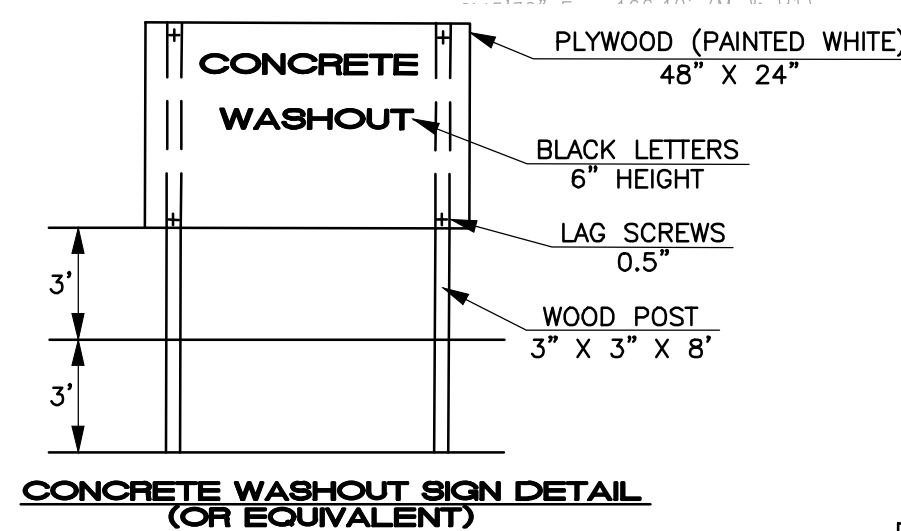
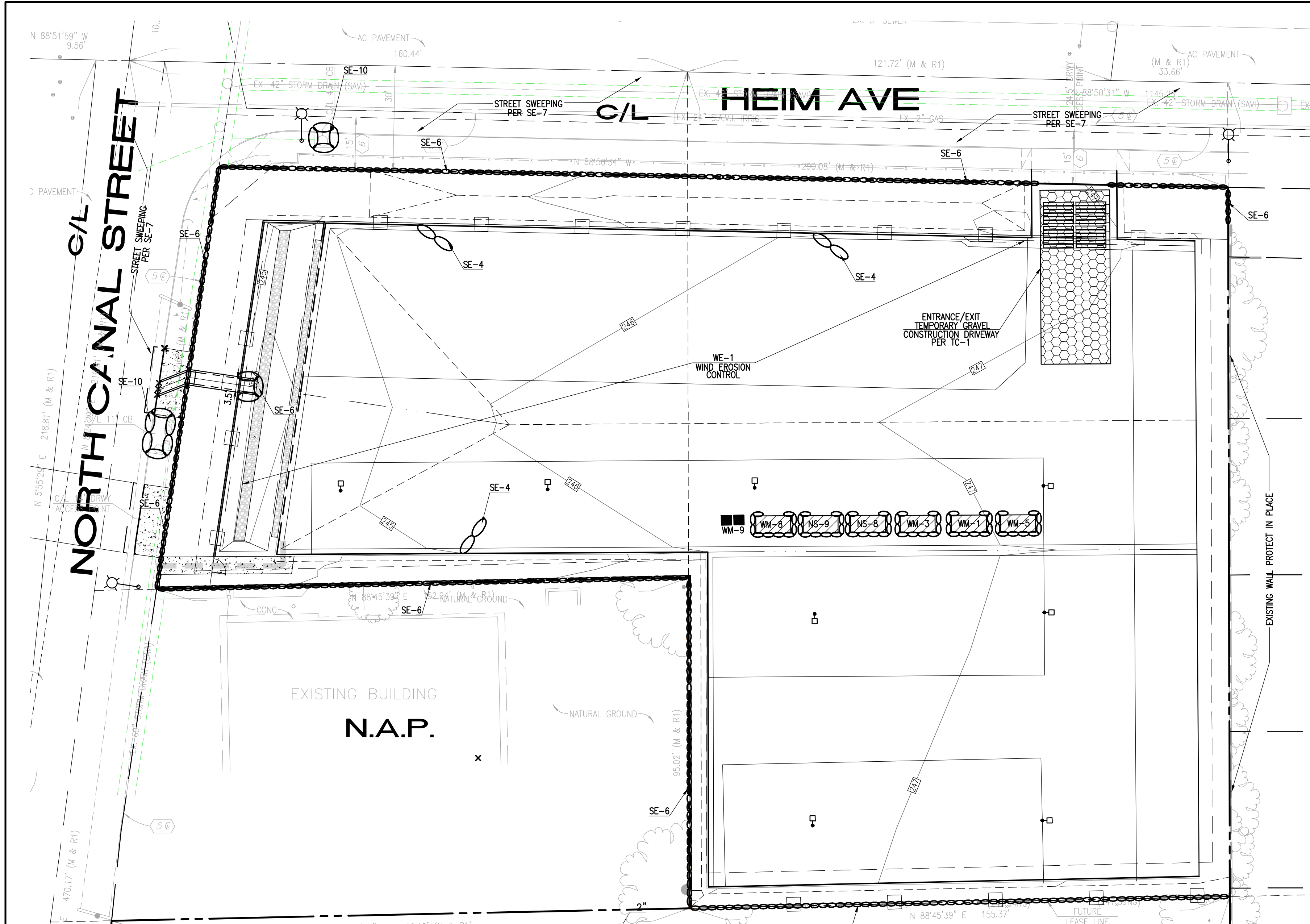
BENCHMARK:
ORANGE COUNTY BENCHMARK NO. 2J-34-71
FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2J-34-71"
SET IN THE TOP OF A CONCRETE POST. MONUMENT IS LOCATED IN THE
SOUTHWESTERLY CORNER OF THE INTERSECTION OF CANAL STREET AND
LINCOLN AVENUE, 21 FT. WESTERLY OF THE CENTERLINE OF CANAL STREET
AND 77 FT. SOUTHERLY OF THE CENTERLINE OF LINCOLN. MONUMENT IS
SET LEVEL WITH THE TOP OF THE CURB.
ELEVATION = 254.524' (NAD '88 / ADJ. 1992)

DIMENSIONAL CONTROL PLAN
FOR
SEC HEIM AVE AND CANAL ST
VILLA FORD PARKING

PREPARED FOR:
THE WILSON AUTO GROUP
1400 NORTH TUSTIN AVENUE
ORANGE, CA 92867
PHONE: (949)-388-3008

Sheet **3** of **4** Sheets

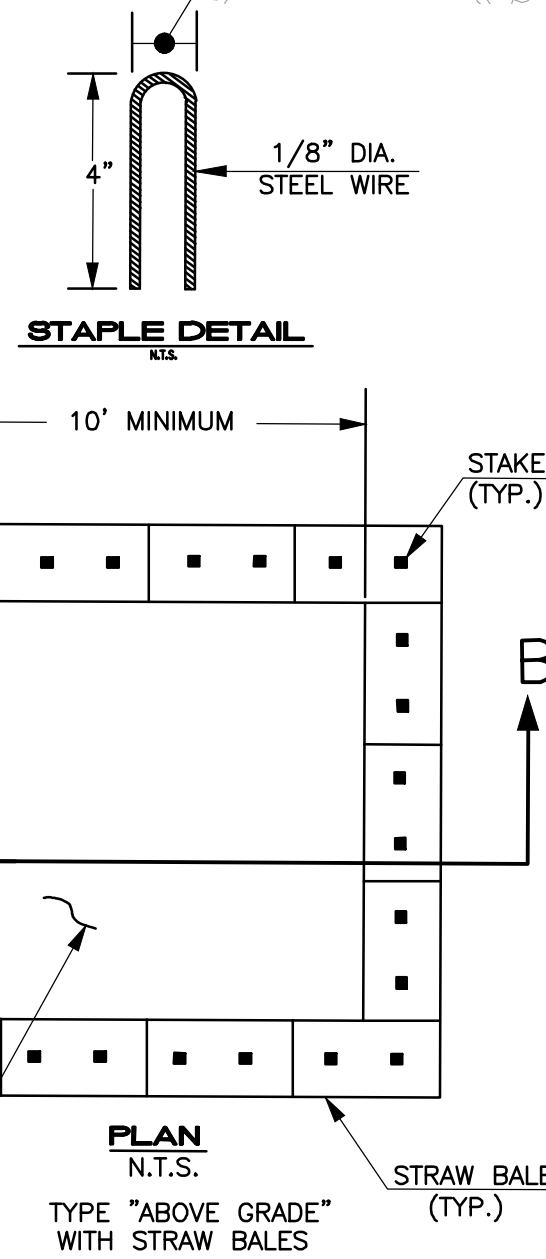




CONCRETE WASTE MANAGEMENT PER WM-8

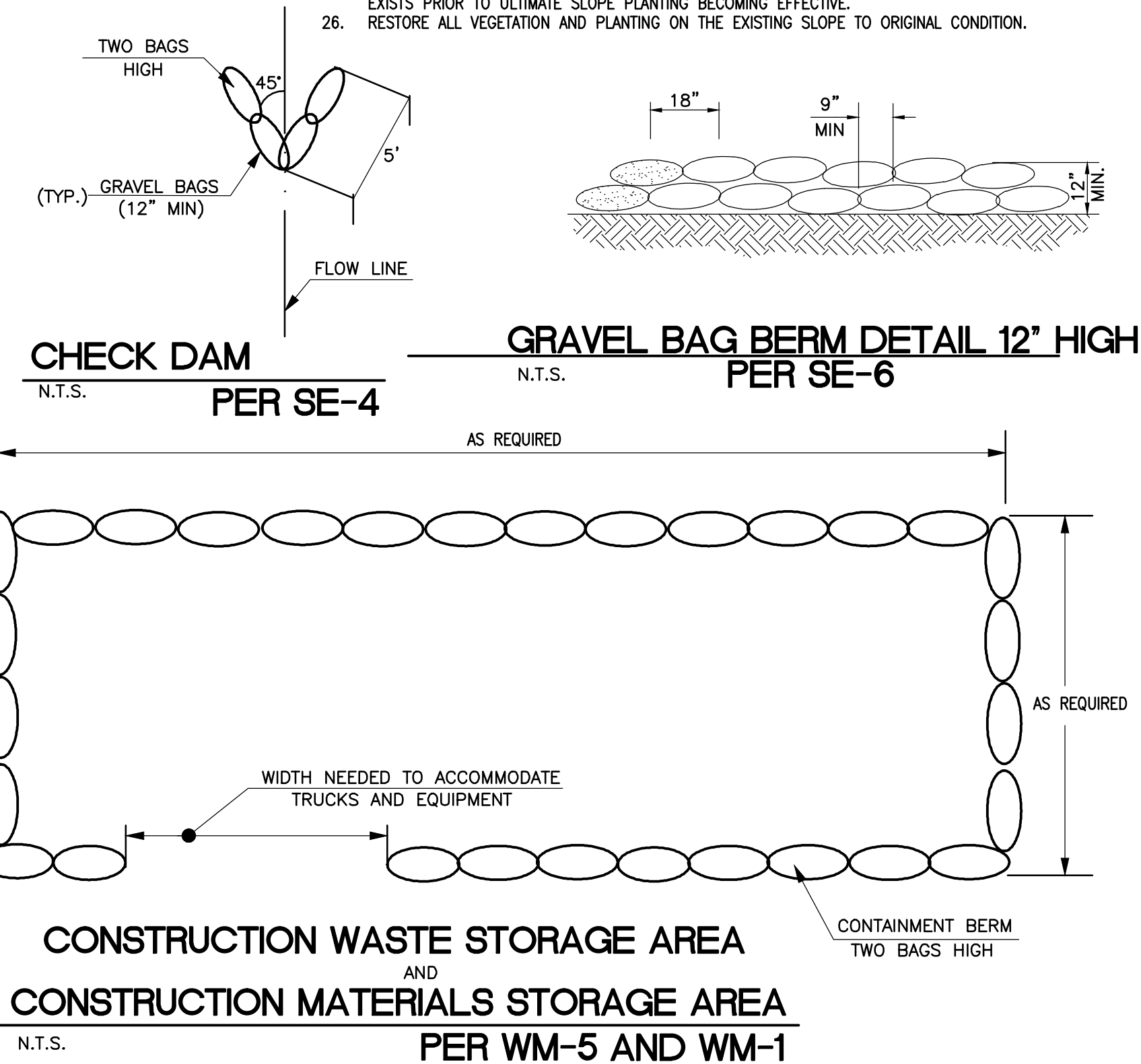
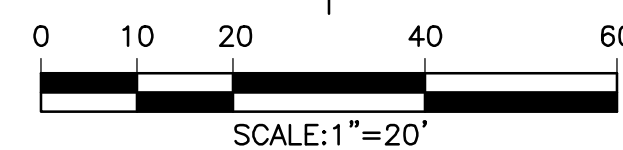
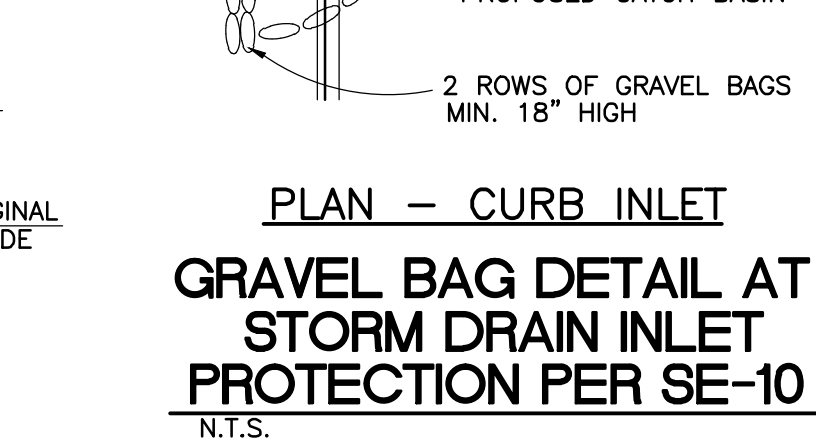
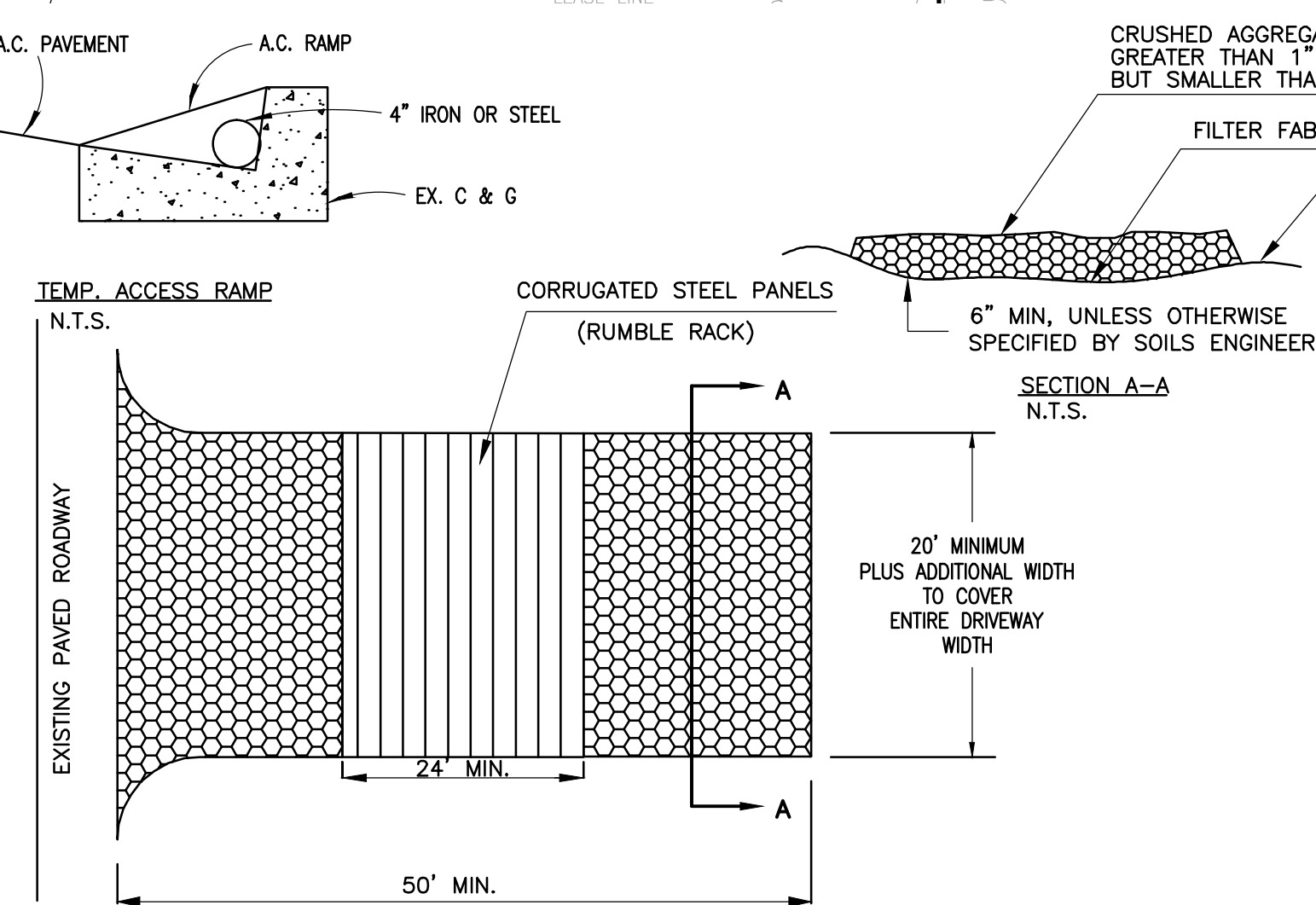
- NOTES: 1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

REVISIONS:			
NO.	DATE	DESCRIPTION	APPROVED



STABILIZED CONSTRUCTION ENTRANCE/EXIT PER TC-1

N.T.S.



CONSTRUCTION WASTE STORAGE AREA AND CONSTRUCTION MATERIALS STORAGE AREA PER WM-5 AND WM-1

N.T.S.

PLANS PREPARED UNDER THE SUPERVISION OF
THIENES ENGINEERING, INC.
ONE ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA BREA, CALIFORNIA 90038
PH: (714) 221-4811 FAX: (714) 221-4123

REGISTERED PROFESSIONAL ENGINEER
REINHARD STENZEL
R.C.E. NO. 56155
Exp. 12-31-20
CIVIL
STATE OF CALIFORNIA

BENCHMARK:
ORANGE COUNTY BENCHMARK NO. 2J-34-71
FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2J-34-71"
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ELEVATION = 254.524' (NAD '88 / ADJ. 1992)

EROSION CONTROL PLAN
FOR
SEC HEIM AVE AND CANAL ST VILLA FORD PARKING

PREPARED FOR:
THE WILSON AUTO GROUP
1400 NORTH TUSTIN AVENUE
ORANGE, CA 92867
PHONE: (949)-388-3008

Sheet **4** of **4** Sheets

EROSION CONTROL, SEDIMENT CONTROL, AND WATER QUALITY NOTES:

- IN CASE OF EMERGENCY, CALL _____ AT: (XXX) _____ DURING BUSINESS HOURS, AND (XXX) _____ ALL OTHER TIMES.
- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CIVIL ENGINEER OR OTHER RESPONSIBLE INDIVIDUAL SHALL SUBMIT PLANS FOR REVIEW BY THE CITY ENGINEER DETAILING THE PLACING OF EROSION CONTROL FACILITIES TO PROTECT AREAS SUBJECT TO STORM DAMAGE. ALL DEVICES MUST BE IN PLACE AND WORKING AT ALL TIMES. FAILURE TO PROVIDE THESE DEVICES WILL BE CAUSE TO REVOKE PERMITS OR APPROVALS BY THE CITY ENGINEER AND/OR BUILDING OFFICIAL.
- DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR. EXCEPT AS OTHERWISE APPROVED BY THE CITY INSPECTOR, REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
- EROSION CONTROL DEVICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES, AND PLANS OF THESE CHANGES SUBMITTED FOR APPROVAL AS REQUIRED.
- INSURE THAT ALL EXISTING DRAINAGE COURSES AND CULVERTS ARE MAINTAINED IN WORKING CONDITION AND FREE OF SILT & DEBRIS.
- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
- ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE CITY INSPECTOR.
- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING BASINS AND BASINS PUMPED DRY.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENT AND OTHER POLLUTANTS.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
- FILL SLOPES AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO (2) FEET.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
- POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIME, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.
- DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- TAKE NECESSARY PRECAUTIONS TO INSURE THAT ADJACENT PROPERTY NOT SUFFER DAMAGE DUE TO DEBRIS, MUD, OR INUNDATION CAUSED BY GRADING ACTIVITIES WITHIN PERMITTED AREA.
- PLACE EROSION PROTECTION AROUND ALL OUTLETS OF DOWNDRAINS THAT ARE NOT FULLY CONNECTED TO THE ULTIMATE DRAINAGE DEVICE.
- PLACE EROSION PROTECTION AROUND ALL ULTIMATE INLETS WHILE THE POSSIBILITY OF SILTATION EXISTS PRIOR TO ULTIMATE SLOPE PLANTING BECOMING EFFECTIVE.
- RESTORE ALL VEGETATION AND PLANTING ON THE EXISTING SLOPE TO ORIGINAL CONDITION.